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Old West Austin Neighborhood Association
OWANA
P. O. Box 2724
Austin, TX 78768-2724

Feb. 16, 2005

Mayor Wynn and City Council Members

Re: C14H-04-0027 – Historic Zoning for Brown-Ledel-Silverman House (Item 46)

Dear Mayor Wynn and Council members:

On Thursday, Feb. 17, City Council will consider first reading of Historic Zoning for 609 West Lynn St. following last week's public hearing. Since then OWANA has taken to heart Council's request for us to pursue other funding avenues to rehabilitate this historic property and restore it to its former grandeur. While we have been unable to discover any independent funding sources, we HAVE found at least two individuals who are interesting in purchasing this property to save it and restore it.

Over the last week Steve Sadowsky and OWANA have been attempting to determine the real world costs for such work. For example, we have contacted Joe Pinelli, a high end residential contractor of note and the current president of the Heritage Society. Joe concludes that the cost of rehabilitating and/or restoring this property would certainly be justified under current market conditions in our neighborhood and is significantly less than the costs presented by the owner. If given a little more time, he will look at the property and give his estimate to rehabilitate and restore the property.

So it looks possible to save this wonderful house for which there is almost unanimous support for Historic preservation. To do so, however, will take a little more time to further refine these costs with which to inform the parties interested in buying it. Consequently, we request that you vote for Historic Zoning on 1st reading tomorrow with 2nd and 3rd readings to be scheduled for other times.

This is a significant historic property. With hard work (which our neighborhood has been and is more than willing to provide) and your cooperation, we CAN find a way to save it. Please keep this opportunity alive by passing first reading tomorrow.

Sincerely,
Steve Colburn
Chair
OWANA Zoning and Land Use Committee
Cel: 844-1483

Cc: Steve Sadowsky

Sadowsky, Steve

From: Steve Colburn [stevec@texasleco.com]
Sent: Wednesday, February 16, 2005 4:55 PM
To: Wynn, Will; Goodman, Jackie; Alvarez, Raul; Dunkerley, Betty; McCracken, Brewster; Slusher, Dary; Thomas, Danny
Cc: Kinchion, Janice; Rusthoven, Jerry; Briseno, Veronica; Aguilera, Gloria; Bailey, Rich; Bul, Tina; Frazier, Sandra; Steve Colburn (E-mail); Sadowsky, Steve
Subject: Re 609 West Lynn for tomorrow's city council meeting from OWANA

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Steve Colburn
Chair

2/17/2005

OWANA Zoning and Land Use Committee
Cel: 844-1483

Cc: Steve Sadowsky

Sadowsky, Steve

From: Steve Colburn [stevec@texas.com]
Sent: Thursday, February 17, 2005 11:06 AM
To: Sadowsky, Steve
Subject: Important info re 609 West Lynn for today's City council meeting
Importance: High

Steve,

Concerning this afternoon's City council meeting re Historic Zoning for 609 West Lynn.

1. I forwarded to you yesterday afternoon an email I sent to Council members and staff, requesting they pass 1st Reading to give us time for other breaking developments to mature.

A. Possible buyers willing to restore the house have surfaced. With the publicity, more may come forward. Laura's attached email titled "FW Tere's Thought on LHD: West Lynn House" includes another email from an individual with a serious interest in purchasing 609 West Lynn. We have another such serious inquiry, the maker of which we hope will be contacting you before the meeting.

B. Joe Pinelli has offered to give a quote to rehab & restore the property if he is granted access. This would be extremely important for individuals interested in buying it for these \$ numbers to be even further refined and accurate.

2. Re Council's request that OWANA provide them with importance of 609 West Lynn to Historic District: The same attached email (as above from Laura Morrison) titled "FW Tere's Thought on LHD: West Lynn House." details the answer from Tere O'Connell, who has guided our National Historic District Application. She notes that while the demolition of 609 would not affect the National District application, it could very well negatively affect a local district application, particularly since West Lynn itself is right on the 50% cusp of contributing structures.

3. Hunter Goodwin has made a number of representations to OWANA, City Staff, Historic Landmark Commission, Planning Commission, City Council, & The American Statesman which appear to be untrue; these should undermine his credibility:

A. He has stated that he bought the property (2 months ago according to this morning's American Statesman article) for his own use to move into himself, and that he would not sell it to a developer. We have copies of the Warranty Deed and Deed of Trust (Public Info) that shows the property deal was closed on Jan. 19th (well after the current Historic Zoning process was initiated). The owner is Big Dog Development Ltd, a Texas Limited Partnership of which the General Partner is Duval Properties. Hunter Goodwin is the General Partner of Duval Properties. The limited partners, of course, are not a matter for public record. Also see # 4 for the relationship between David LeBoeuf and Big Dog Development.

B. He claims the neighborhood has refused to meet with him. In my capacity of OWANA Zoning Chair, I have met with his representative Sarah Crocker in her office specifically about 609 West Lynn. We have made every effort for our dealings with him and his representatives to be cordial and respectful.

C. He claims neighbors on the property illegally caused him to report the trespassing to APD. According to APD Hunter Goodwin did not place the call, it was a Danny Dishman of Travis Homes who represented himself as the owner. Attached is an email from Linda McNeillage titled "Fwd: thank you for returning my call" with emails to & from Lt. Manno from APD where he does not understand Hunter Goodwin as the owner. According to APD no charges were filed.

4. David LeBoeuf has represented himself and Travis Homes of which he is president as disinterested parties in their estimates to restore and rehab 609. Based upon public records, David LeBoeuf is the Registered Agent for Big Dog Development, the owner of the property. Thus it appears that Mr. LeBoeuf has an interest in the outcome. This could account for his numbers to be so inflated and should preclude using his information which

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might affect council's decision on historic zoning for this property.

5. Attorney's for the owner have sent a threatening letter to the structural engineer, John Raff, whom we hired to estimate costs to rehab the house. This seems to be an underhanded effort to influence the outcome.

BTW, my sense is that neighbors (of which I am one at 615 West Lynn) are willing to entertain a variety of solutions to save this house: subdividing, building revenue producing building in back, conversion to light office, saving just the facade, etc.

Our strategy is to get Council to pass 1st Reading. We will be there with John Raff our engineer. I understand the public hearing is closed so the only ones who can speak are the ones council asks. Should City Council know about these misrepresentations? I will bring copies of Warranty Deed, Deed of Trust, & partnership available for your use.

Best of luck; go get'em! Let us know if there's anything further we can do to help.

Steve Colburn
Chair
OWANA Zoning and Land Use Committee.